

# **Summary of Hope Community NPCR Research Assistantship Work**

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Conducted on behalf of Hope Community  
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*This report (NPCR 1275) is also available on the CURA website:  
[www.cura.umn.edu/search/index.php](http://www.cura.umn.edu/search/index.php)*

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## **Summary of Hope Community Neighborhood Program for Community Revitalization (NPCR) Research Assistantship Work**

Prepared by Alyssa Erickson, Research Assistant  
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Hope Community applied for a Research Assistant to create GIS maps for their organization for two main purposes: 1) understanding the context in which they work by mapping their neighborhood, and 2) identifying sites for possible future affordable housing development. To fulfill these purposes, I created the following maps:

### **GIS Maps Created for Hope Community**

#### **Parcel Data Maps**

Data sets from the City of Minneapolis and from Hennepin County. Data from May of 2007. Has data on each property or parcel in the city. Maps created for Phillips, Elliot Park, and Whittier and organized in folders based on the neighborhood mapped.

1. Building Condition: a map of the condition of the building for each parcel that has a building. Building condition is assigned by the Assessor's Office on a scale of 1-7, 1 being Excellent and 7 being Low.
2. Zoning: a map of the use for which each parcel is zoned.
3. Property Tax Delinquencies: a map of those parcels that are delinquent on their property taxes according to the year that they became delinquent.
4. Year Built:
  - a. A map of when properties were built according to periods of years
  - b. A map of properties built before 1900
  - c. A map of properties built in 1900
5. Homestead/Non-Homestead Status: a map of properties according to homestead or non-homestead status, homestead meaning owner-occupied and non-homestead meaning not owner occupied, probably rental.
6. Land Use: a map of current land use according to the City's codes.

#### **Economics: Residence Area Characteristics Maps**

Data set from US Bureau of the Census delivered through MN Department of Employment and Economic Development. Data from 2004. Data is by Census tract.

1. Workers Income Levels: a map of pie charts of proportions of workers at low, mid and high income levels.
2. Age of workers: a map of pie charts of proportions of workers at young, mid and older age levels.

3. Professions: a map of bar graphs of workers who live in Phillips who work in selected professions.

### **Foreclosures**

Data from CURA. Years available: 2005, 2006, 2007 and first quarter 2008. Data includes name of mortgagee and bank/entity that purchased the property at the foreclosure sale. Mapped for Phillips, Whittier and Elliot Park together.

1. 2005 foreclosures
2. 2006 foreclosures
3. 2007 foreclosures
4. First Quarter 2008 foreclosures
5. Total foreclosures

### **School Attendance**

Data obtained from the Minneapolis School District (Dave Heistad, 612-668-0571, [david.heistad@mpls.k12.mn.us](mailto:david.heistad@mpls.k12.mn.us) approved request; James Liston, Student Accounting Department, actually sent the data- [Jim.Liston@mpls.k12.mn.us](mailto:Jim.Liston@mpls.k12.mn.us)).

1. Map and spreadsheet of where children who live in Phillips attend school (K-8 level).

### **Gateway Development**

Data from Metropolitan Council ([www.datafinder.org](http://www.datafinder.org)) aerial photography.

1. Gateway area in 2000 aerial photo (can see Hope block, no new development)
2. Gateway in 2004 aerial photo (can see Children's Village Center)
3. Gateway in 2006 aerial photo (can see Children's Village Center and the Jordain)
4. Gateway development layout- poster showing Phase III construction photo with aerial photos and Google Earth photo.

### **Special Request Maps**

Data from CURA.

1. Businesses within ½ mile of The Wellstone
2. Income levels within ½ mile of The Wellstone
3. Foreclosures and tax delinquencies (maps and spreadsheets):
  - a. In the area from Franklin to 94 and from 35W to 11<sup>th</sup> Ave
  - b. In the area from 24<sup>th</sup> to 26<sup>th</sup> Street and from Bloomington to Chicago
  - c. In the area surrounding the Midtown Greenway, from Cedar Ave to 35W

4. Multi-Unit Foreclosures: duplexes, triplexes, and apartment buildings that have gone through foreclosure (maps and spreadsheets):
  - a. Near Hope Community
  - b. Near Bloomington Avenue

### **Miscellaneous Maps**

Data from CURA.

1. Map of Minneapolis City Council Wards
2. Map of Minneapolis Neighborhoods

Data from HousingLink:

1. Map and spreadsheet of affordable housing properties in the three ZIP codes nearest to Hope Community that have aged out or will soon age out of their funding

### **Minnesota 3-D Maps**

Data from US Bureau of the Census delivered through MN Department of Employment and Economic Development. Data from 2004. Data is by Census tract.

1. Commutedshed: Where residents of Phillips commute to for work
2. Laborshed: Where workers come from to work in Phillips
3. Demographics
  - a. Median Income
  - b. Population with a B.A.
  - c. Population in Poverty
  - d. Population without a diploma
  - e. Race and Ethnicity
4. Residential Workforce:
  - a. High Income Workers
  - b. Low Income Workers
  - c. Mid-Income Workers
  - d. Workers under 30
  - e. Workers 31-54
  - f. Workers over 55
5. Workplace Characteristics
  - a. Low Earning workplaces
  - b. Mid Earning workplaces
  - c. High Earning workplaces
6. Total Employment:
  - a. Employment Density
  - b. Employment Change 2000-2005
  - c. Employment Change 2004-2005

7. Financial
  - a. Average Sales Tax Revenue
  - b. Change in Average Sales Tax Revenue
  - c. Total Sales Tax Revenue
  - d. Change in Total Sales Tax Revenue
  - e. High Cost Mortgages
8. Planning and Development
  - a. 2000 Land Use
  - b. Housing Density
  - c. Median Rent
  - d. Planned Land Use
9. Services and Resources
  - a. Affordable Housing
  - b. Childcare
  - c. Libraries
  - d. Hospitals
  - e. Schools

### **Minnesota 3-D Reports**

Data from US Bureau of the Census delivered through MN Department of Employment and Economic Development and from the Federal Reserve through the Home Mortgage Disclosure Act. Reports generated for Phillips.

1. Affordable Housing Properties
2. Housing report
  - a. Detailed Mortgage Report
3. Workforce
4. Demographics
5. Jobs

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One of Hope Community's community organizers was working on a campaign to get a building and greater investment in Peavey Park, which is just a block away from Hope Community. I met with the organizer several times and worked with the data on the Minneapolis Parks and Recreation Board budget that he had gathered to analyze and map it. I spent a lot of time improving the GIS shape files of Minneapolis parks because the shape files CURA provided me did not have the names of the parks and were also missing 20-25 parks. I digitized the missing parks, added the names to the attribute table, and added the investment amounts based on the 2001-2006 budget. The following represents some of my work on this topic:

#### **Minneapolis Parks and Recreation Board**

#### **2001-2006 Investment Facts**

### **Parks that Received Investment**

90 parks received investment from 2001-2006, and the average amount of investment was \$858,576. The lowest amount of investment was \$568 (King's Highway) and the highest amount was \$10,956,735 (North Mississippi Park).

43 of the parks that received investment have a Recreation Center. The average investment in those parks was \$1,018,529. The range of investment in parks that have a Recreation Center goes from \$8,528 (Windom Northeast) to \$10,956,735 (North Mississippi Park).

Out of 137 parks of significant size, the average investment in capital expenditures per park from 2001-2006 was \$564,028.

### **Parks that Received No Investment**

78 parks received no investment from 2001-2006. Of those, 32 were Triangles of less than 1 acre in size and another 8 were parkways.

Thus, there were really 38 parks that received no investment from 2001-2006. Of those, 10 have a Recreation Center: Mary McLeod Bethune, Whittier, Morris, Sibley, George Luxton, Frank H. Peavey, Phillips Pool & Gym, Shingle Creek, Creekview, and Northeast. Thus, these parks are Peavey's "peers" and so the map compares poverty levels around these parks.

### **Park Investment Maps**

Data from Minneapolis Parks and Recreation Board Capital Investment budget, 2001-2006.

1. Range of investment in parks
2. Parks that have recreation centers
3. Parks that have recreation centers that received no investment
4. Percentage of low income people surrounding parks that have recreation centers that received no investment
5. Hope Community community organizer's groupings of parks:
  - a. Southeast
  - b. Southside
  - c. Northside
  - d. Northeast
  - e. Fertile Crescent

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Finally, the Executive Director of Hope Community expressed interest in getting some analysis of gentrification and developing a framework to talk about how Hope's work counteracts gentrification. I met with Kris Nelson to find out what resources CURA could offer on gentrification and he pointed me to the organization PolicyLink and gave me a lengthy report by Edward Goetz called "Deconcentrating Poverty in Minneapolis: Hollman v. Cisneros." I also gathered information from the websites and writings of John Powell, formerly director of the

University of Minnesota's Institute on Race and Poverty and now with the Kirwan Institute on Race and Ethnicity at Ohio State University. I summarized these information sources and provided the summaries to the Executive Director.

The basic defining factor involved in gentrification is the displacement of low-income people and people of color from a community, and Hope Community's work counteracts that displacement by providing affordable housing for current low-income and of color community members while revitalizing, beautifying, and promoting economic development in their community. Hope's work follows the PolicyLink principles of Equitable Development (see below) because of their emphasis on organizing and engaging their residents in community life. The affordable housing that Hope builds reduces regional disparities because it provides excellent quality housing in an area that has lacked quality housing.

**Policy Link's Principles of Equitable Development:**

1. The integration of people and place
2. Reduction of local and regional disparities
3. Promotion of "double bottom line" investments
4. Ensuring meaningful voice, participation, and leadership from community members

Hope also follows the ideas of John Powell's Opportunity Zones because they are bringing opportunities into a distressed area, not displacing the people to where the opportunities are. The Kirwan Institute website argues that "neighborhood reinvestment can occur and improve the quality of life for existing residents without the widespread displacement associated with gentrification" by, among other things, focusing on improving opportunities available to the current residents, not just focusing on improving the physical environment.

Taking a regional perspective on issues of poverty and equity does not have to mean displacing low-income community members out to the suburbs as some advocates seem to suggest. John Powell argues for "equitable regionalism" that creates new opportunities in the communities where low-income people and people of color live. Powell argues that these opportunities will benefit not only those people but the whole region.

Hope Community contributes to equitable regionalism and equitable development by creating quality affordable housing for people of color and low-income people in an area where people of color and low-income people have historically lived. By doing this, Hope Community promotes revitalization and the growth of opportunities while counteracting the displacement pressures of gentrification. This model ensures that low-income and of color community members experience the benefits of development while being able to remain in their communities.